



43 Wellington Avenue, Banbury, Oxon OX16 3QL  
£329,950

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings







*An extremely well presented three bedroom home, close to many amenities.*

**Entrance | Cloakroom | Living room | Refitted kitchen | Dining room | Utility room | Three bedrooms | Bathroom | South facing landscaped rear garden | Driveway | No onward chain**

Located within easy walking distance of the railway station and town centre is this extremely well presented three bedroom home. The property benefits from driveway, two reception rooms, refitted kitchen, utility room, bathroom, three bedrooms and well presented landscaped south facing rear garden. Offered for sale with no onward chain.

### Ground Floor

Front door.

**Entrance porch:** Laminate wood flooring. Door to living room.

**Living room:** UPVC double glazed bay window to front aspect. Radiator. Laminate wood flooring. Stairs rising to first floor. Door to kitchen.

**Kitchen:** Refitted modern kitchen with a range of base and eye level units with laminate worktop. Built-in appliances include oven, 4 ring gas hob, extractor fan and sink unit. Space for slim-line dishwasher. Tiling to splashback areas. UPVC double glazed window overlooking garden. Radiator. Laminate wood flooring. Understairs storage cupboard. Opening through into dining room.

**Dining room:** Laminate wood flooring. UPVC double glazed window to front aspect. Radiator. Storage cupboard. Door to utility room.

**Utility room:** Laminate worktop. Space and plumbing for washing machine and dryer. Space for American style fridge/freezer. Tiled flooring. UPVC double glazed door leading to rear garden.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin. Tiled flooring. Extractor fan. Cupboard housing Ideal boiler.

### First Floor

**Landing:** Access to loft with pull down ladder, loft is boarded and has a light. UPVC double glazed window to front aspect. Doors to all first floor accommodation.

**Bedroom one:** Good sized double bedroom with built-in wardrobe. UPVC double glazed window overlooking rear garden. Radiator.

**Bedroom two:** Double bedroom with UPVC double glazed dormer window to front aspect. Radiator. Built-in wardrobe.

**Bedroom three:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and panelled bath with rainfall shower head over and separate shower attachment. Heated towel rail. Tiled flooring. UPVC double glazed obscured window to front aspect. Tiled flooring.

### Outside

**Front: Driveway** for approximately one/two vehicles, the remainder is mostly laid to lawn with shingle border surrounded by hedging. Patio pathway leading to front door. Covered porch.

**South facing rear garden:** Paved patio area, the rest of the garden is mostly laid to lawn with mature flower and shrub borders and a shingle seating area to the rear. Gated rear access. The garden is enclosed by mostly timber panel fencing.

Shed which could be used as a summerhouse of timber frame structure with single glazed windows to front and side aspects.

**Services: All Council Tax Banding: C**  
**Authority: Cherwell District Council**

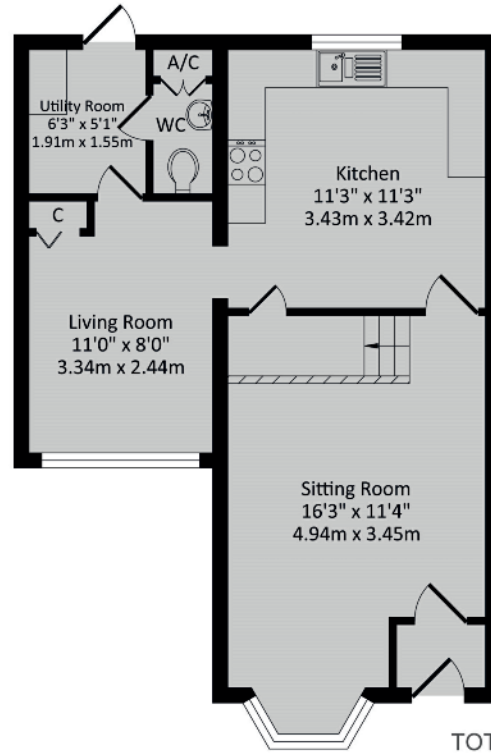
**Directions:** From Banbury Cross proceed east through the High Street and upon reaching the T junction turn left into Lower Cherwell Street, immediately right over the railway bridge and after passing the railway bridge take the first left turn at the traffic lights into Waterloo Drive which proceeds into Wellington Avenue.



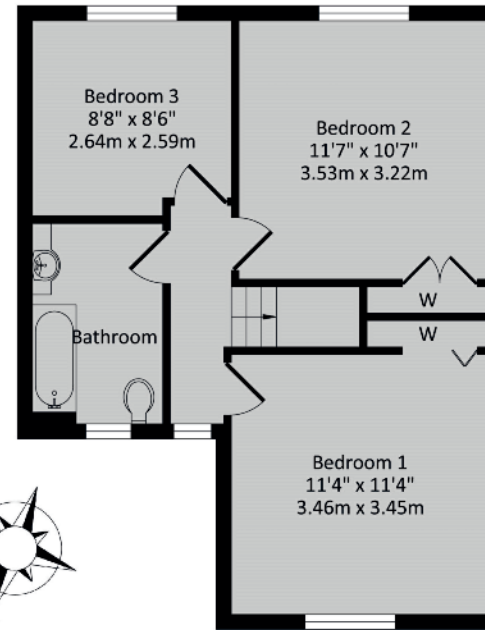




Ground Floor  
471 sq.ft. (43.80 sq.m.) approx.



First Floor  
442 sq.ft. (41.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 913 sq.ft. (84.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,  
Oxon OX16 0AA  
t: 01295 221100  
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

